



City of Carmel

CARMEL PLAN COMMISSION MARCH 20, 2018 | MEETING AGENDA

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns

1. Outcome of Projects at Committees:

a. Commercial:

- i. Docket No. 18020001 ADLS Amend: Honda Express Service – Approved 5-0 subject to finalizing details with DOCS Staff
- ii. Docket No. 18020009 ADLS Amend: Tom Wood Jaguar Land Rover Volvo Remodel – Sent to full Plan Commission meeting with No Recommendation (5-0) for final approval
- iii. Docket No. 18020017 ADLS Amend: Chuy’s Mexican Restaurant on Michigan Rd. – Approved 5-0 subject to finalizing details with DOCS Staff

b. Residential:

- i. Docket No. 17110014 Z: Copper Leaf PUD Rezone – Returning to full Plan Commission with a Negative Recommendation 3-2

2. Projects Still at Committee:

a. Commercial:

- i. Docket No. 17110016 DP/ADLS: Home2 Suites Hotel – tabled to April 10 meeting

b. Residential: None.

H. Public Hearings

1. ~~TABLED TO APRIL 17:~~ Docket No. 18010004 Z: West Bridge PUD Rezone

~~The applicant seeks rezone and primary plat approvals for 13.91 acres to change to PUD/Planned Unit Development. The site is located at 4281 W. 106th Street and is zoned S-1/Residential. Filed by Randy Green with ISBG Capital LLC.~~

2. Docket No. 18010007 DP Amend/ADLS Amend: Pearson Ford Parking Expansion

The applicant seeks site plan and design approval for 2 new parking lots, on 1.44 acres. 120 new spaces are proposed. The site is located at 10650 N Michigan Rd. and is zoned B-3/Business. Filed by Rex Ramage with Faegre Baker Daniels on behalf of the owner, Nottingham, LLC.

3. Docket No. 18020002 DP/ADLS: College & 116th Townhome Community

The applicant seeks site plan and design approval for 59 townhome lots (attached dwellings) on 4 acres. The site is located at the southwest corner of 116th St. and College Ave. It is zoned College & 116th PUD/Planned Unit Development, Z-626-17. Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Onyx and East, LLC.

4-8 Docket No. 18020003 DP Amend/ADLS Amend: IEP Therapy, Building and Parking Addition

Docket No. 18020004 V: UDO Sec. 2.12: 35% Max Lot Coverage, 68% Requested

Docket No. 18020005 V: UDO Sec. 3.06.A.2.b: Principal Bldg. To be Brick or Stucco, Siding Requested

Docket No. 18020006 V: UDO Sec. 3.09.A.1: 20 ft. Min Height, 12 ft. Requested

Docket No. 18020007 V: UDO Sec. 3.14.A.1: No Parking in Front yd, Parking in Front Requested

The applicant seeks site plan and design approval with variances for a building addition and parking lot addition on 0.126 acres. The site is located at 715 E 107th St. It is zoned R-3 with an existing Use Variance for office within the Homeplace Business District. Filed by Adam DeHart with Keeler-Webb Associates on behalf of IEP Therapy.

9. Docket No. 18020008 DP Amend/ADLS: 9615 College Ave Office Building

The applicant seeks site plan and design approval for a new office building on 1.18 acres. The site is located at 9615 College Ave. and is zoned B-3/Business. Filed by Chas Duffey with Browning Day Mullins Dierdorf on behalf of the owner Justin Christian with BC Forward.

I. Old Business

1. TABLED TO APRIL 17: Docket No. 17110014 Z: Copper Leaf PUD Rezone (with Primary Plat)

~~The applicant seeks approval to rezone and primary plat 22.4 acres to PUD/Planned Unit Development in order to develop 29 single-family dwellings. The site is located on the south side of 131st Street and west of West Road, and is zoned S-1/Residential. Filed by Ice Miller, LLP on behalf of Pulte Homes of Indiana.~~

J. New Business

1. Docket No. 18020009 ADLS Amend: Tom Wood Jaguar Land Rover Volvo Remodel

The applicant seeks site plan and design approval for a 2,600 sf building addition and remodel. The site is located at 4620 E 96th St. and is zoned B-3/Business. Filed by Roger Ward with Roger Ward Engineering on behalf of Tom Wood.

K. Adjournment